010.0	0002	0003.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	772,000 / 772,000
					USE VALUE:	772,000 / 772,000
					ASSESSED:	772,000 / 772,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		AVON PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JASON TERRACE LLC
Owner 2:	
Owner 3:	
Street 1:	PO BOX 288
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DAVIDSON HENRY E/ETAL -
Owner 2:	DAVIDSON HENRY E JR -
Street 1:	30 PARK AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,350 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1956, having primarily Clapboard Exterior and 2084 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4350.000	330,600	1,000	440,400	772,000
Total Card	0.100	330,600	1,000	440,400	772,000
Total Parcel	0.100	330,600	1,000	440,400	772,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.44 | /Parcel: 370.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 8164
GIS Ref:
GIS Ref:
Insp Date: 11/18/17

!926!

PREVIOUS ASSESSMENT

Parcel ID: 010.0-0002-0003.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	330,600	1000	4,350.	440,400	772,000	772,000	Year End Roll	12/18/2019
2019	101	FV	246,000	1000	4,350.	467,900	714,900	714,900	Year End Roll	1/3/2019
2018	101	FV	233,000	0	4,350.	341,300	574,300	574,300	Year End Roll	12/20/2017
2017	101	FV	233,000	0	4,350.	297,300	530,300	530,300	Year End Roll	1/3/2017
2016	101	FV	233,000	0	4,350.	253,200	486,200	486,200	Year End	1/4/2016
2015	101	FV	223,700	0	4,350.	247,700	471,400	471,400	Year End Roll	12/11/2014
2014	101	FV	223,700	0	4,350.	203,700	427,400	427,400	Year End Roll	12/16/2013
2013	101	FV	223,700	0	4,350.	193,800	417,500	417,500		12/13/2012

PRINT

Date	Time
12/10/20	16:37:41

LAST REV

Date	Time
01/31/18	11:52:39

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 926

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIDSON HENRY	44614-125		2/9/2005	Family	99	No	No		
DAVIDSON HENRY	24927-100		10/17/1994		99	No	No		A

USER DEFINED

Prior Id # 1:	8164
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/2011	681	Manual	5,500					INSTALL A/C SYSTEM
5/23/2011	481	Dormers	65,000					DORMER/WINDOWS/SID
2/1/2011	61	Redo Kit	16,000					& 2BTHS

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2017	MEAS&NOTICE	KB	Kevin B
5/4/2009	Measured	372	PATRIOT
10/23/1999	Inspected	263	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	243	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4350		Sq. Ft.	Site		0	80.	1.27	1									440,401						440,400	

Total AC/HA: 0.09986 | Total SF/SM: 4350 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 440,401 | Spl Credit | Total: 440,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.15383875
Const Adj.:	0.99989998
Adj $ / SQ:	155.753
Other Features:	89981
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	449187
Depreciation:	118585
Depreciated Total:	330601

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

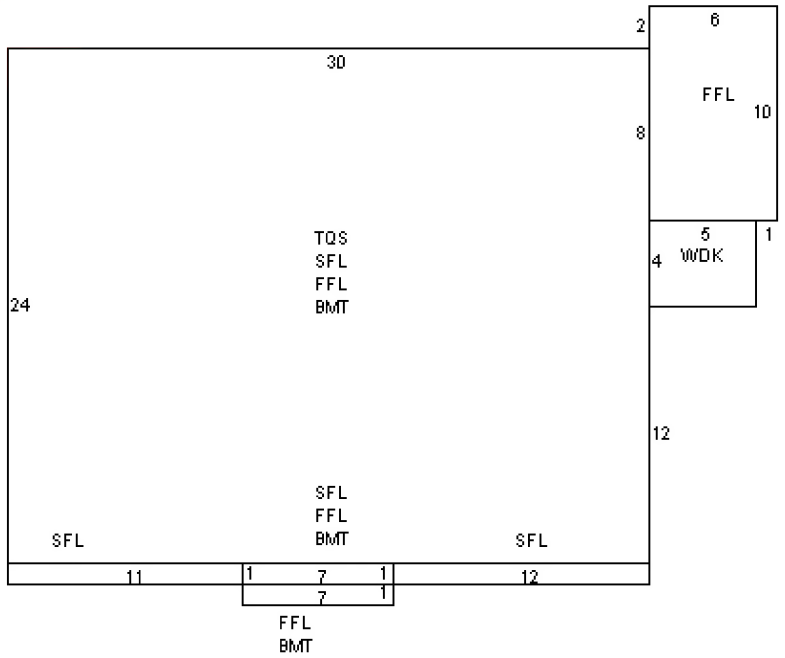
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	155.75
Special Features:	0	Val/Su Net:	116.49
Final Total:	330600	Val/Su SzAd	158.64

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	794	155.750	123,668
SFL	Second Floor	750	155.750	116,814
BMT	Basement	734	46.730	34,297
TQS	3/4 Story	540	155.750	84,106
WDK	Deck	20	16.000	320

Net Sketched Area:	2,838			Total:	359,205
Size Ad	2084	Gross Are	3018	FinArea	2084

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 010.0-0002-0003.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X30	A	AV	2011	3.50	T	6.4	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000